185.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	638,100 /	638,100
					USE VALUE:	638,100 /	638,100
					ASSESSED:	638,100 /	638,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERNARDO CHRISTIAN A & MARIE E
Owner 2:	
Owner 3:	
Street 1:	106 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAC DOWALL GRETCHEN -
Owner 2:	-
Street 1:	106 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7101.000	195,000		443,100	638,100
Total Card	0.163	195,000		443,100	638,100
Total Parcel	0.163	195,000		443,100	638,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.80 | /Parcel: 419.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124421

GIS Ref

GIS Ref

Insp Date 08/06/18

!14371!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,000	0	7,101.	443,100	638,100		Year end	12/23/2021
2021	101	FV	187,700	0	7,101.	443,100	630,800		Year End Roll	12/10/2020
2020	101	FV	187,700	0	7,101.	443,100	630,800	630,800	Year End Roll	12/18/2019
2019	101	FV	198,100	0	7,101.	443,100	641,200	641,200	Year End Roll	1/3/2019
2018	101	FV	198,100	0	7,101.	373,500	571,600	571,600	Year End Roll	12/20/2017
2017	101	FV	198,100	0	7,101.	341,800	539,900	539,900	Year End Roll	1/3/2017
2016	101	FV	198,100	0	7,101.	291,200	489,300	489,300	Year End	1/4/2016
2015	101	FV	163,600	0	7,101.	253,200	416,800	416,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:52:35

LAST REV

Date	Time
11/10/21	08:57:56
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14371

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DOWALL GRET	1549-178	1	9/25/2019		661,000	No	No		
MAC DOWALL ROBE	1318-118		4/24/2006	Family		No	No		
	635-14		2/4/1997	Family		No	No		N

USER DEFINED

Prior Id # 1:	124421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2021	1267	Redo Kit	28,350	C				
4/10/2017	394	Insulate	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Measured	163	PATRIOT
2/26/2000	Inspected	197	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7101		Sq. Ft.	Site		0	70.	0.89	7									443,123						443,100	

Total AC/HA:	0.16302	Total SF/SM:	7101	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,123	Spl Credit		Total:	443,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314005
Depreciation:	119008
Depreciated Total:	194997

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

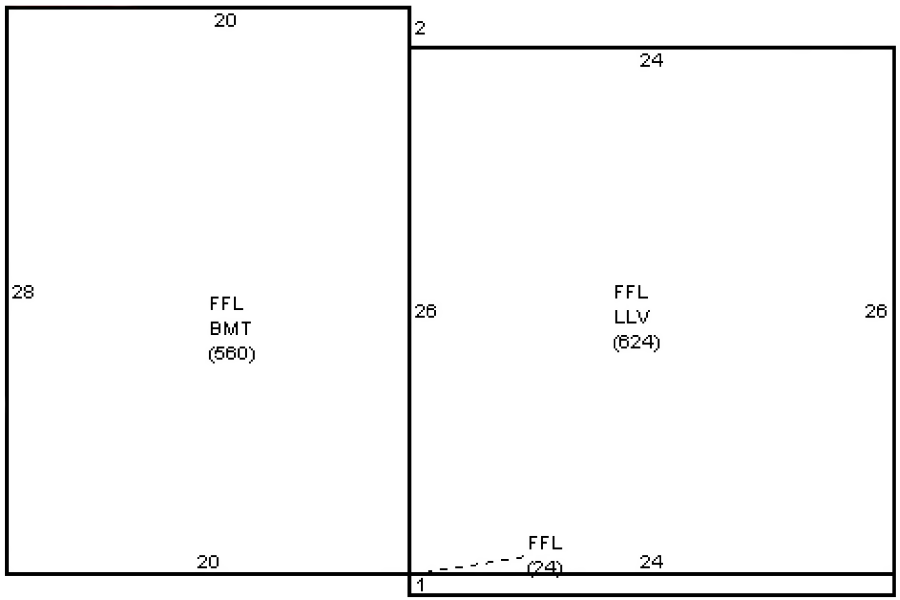
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,208	133.650	161,449
LLV	Lower Level	624	82.700	51,602
BMT	Basement	560	40.100	22,453
	Net Sketched Area:	2,392	Total:	235,504
Size Ad	1208	Gross Area	2392	FinArea 1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	81.52
Final Total:	195000	Val/Su SzAd	161.42

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	